



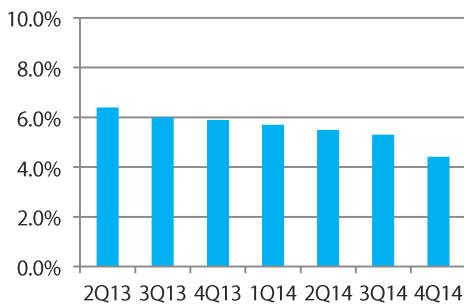
FOURTH QUARTER 2014

Las Vegas Multi-Family Investment Report

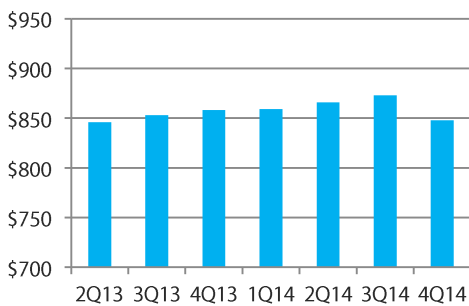
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MARKET FACTS

Vacancy Rates*

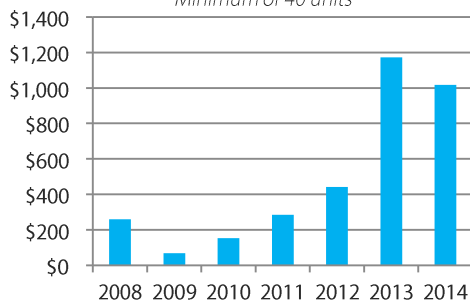


Average Asking Rents*



Total Sales Volume**

In Millions
Minimum of 40 units



* Source: Reis.com

** Source: Costar.com

Market Overview

Activity in the Las Vegas multi-family market was very positive in the fourth quarter of 2014. Vacancy went down almost 90 basis points from the previous quarter. This is good news for the local market considering there were no new projects delivered. With average asking rents remaining roughly the same as last quarter, vacancy is expected to continue to drop going into 2015.

There are several large-scale, multi-family projects underway. The Constellation, a Howard Hughes Corporation and Calida Group joint venture, is a 124-unit, high-end luxury apartment complex on 4.5 acres at Griffith Peak and Town Center in Downtown Summerlin. Construction will start in January 2015 with completion scheduled for fourth quarter of 2015. Two senior housing projects are also under construction. Boulder Pointe Phase II located in Henderson will be 128,000 square feet and the Ensemble in the University submarket will be 150,000 square feet. The Gramercy will complete two multi-family buildings in 2015 of 89,186 and 204,040 square feet. Lastly, Elysian at the District in Green Valley will feature a 410,325 square foot apartment building and Phase II of The Edge in Henderson will be 295,000 square feet.

Many apartment renters in Las Vegas continue to enjoy the freedom from ownership. A significant portion of recent multi-family occupancy has been tied to young millennials and older seniors who take advantage of apartment amenities and low risk. As the economy continues to improve, it is likely that many renters will look at purchasing homes which will push multi-family vacancy upward. To compete with this trend, landlords will need to up their game and offer more capital improvements to attract budget-conscious tenants. In 2015, investors will be focused on Class B and C properties that are prime for repositioning.

Trends to Watch

- **Senior Housing.** Demand for senior housing has increased in recent years. There will be a push for more development of this product type in the next few years.
- **Luxury Apartments.** With more luxury apartments being delivered, existing Class B and C landlords will need to offer more capital improvements to attract new tenants.



Market Indicators*

Submarket	# of Buildings	# of Units	Average Asking Rent	Vacancy Current Quarter	Vacancy Previous Quarter
University	82	14,501	\$741	5.6%	5.0%
Henderson/SE	100	26,001	\$1,027	5.4%	5.4%
East	72	15,322	\$793	4.7%	5.4%
Spring Valley	51	12,531	\$837	2.4%	2.6%
North Central	82	16,227	\$746	3.2%	3.8%
Northeast	40	8,815	\$717	9.0%	9.0%
North	112	22,594	\$831	6.2%	6.5%
West	92	21,551	\$1,092	4.4%	4.9%
TOTALS	631	137,542	\$848	4.41%	5.3%

*Source: Reis.com

Top Transactions of the Quarter*

Name	Address	Submarket	Units	Price	Price/Unit
Savannah Apartment Homes	875 E. Silverado Ranch	Henderson/SE	472	\$73,050,000	\$154,767
Broadstone Agave	2001 Ramrod	Henderson/SE	432	\$41,000,000	\$94,907
Alicante Villa Apartments	4370 S. Grand Canyon	West	232	\$29,300,000	\$126,293
Hampton Court	3955 Swenson	University	420	\$22,900,000	\$54,524
Conejo Villas	5060 W. Hacienda	Spring Valley	252	\$22,176,000	\$88,000

*Source: CoStar.com

Contact Information

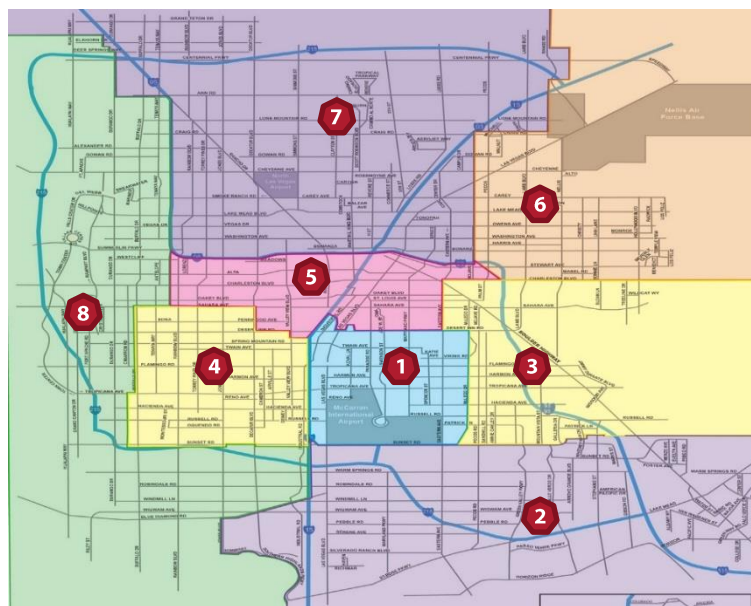
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Submarkets

1. University
2. Henderson/SE
3. East
4. Spring Valley
5. North Central
6. Northeast
7. North
8. West



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